

## ABSTRACT OF THE DISCLOSURE

A system and method of the invention data from one or more title plants is obtained, with the data including but not limited to the approximate date of the outstanding mortgage origination, a zip code of the property, a street address, the originator of the loan, the loan size and other data where applicable. The data are linked to a title inquiry relating to a new loan, which is under consideration by the mortgagor. The method and system then associate the data from one or more title searches to an outstanding mortgage portfolio. Loan portfolio data is provided from one or more holders of a loan portfolio (servicing portfolio). A comparison of the title data obtained is made with data from the servicing portfolio, preferably without giving up any information as to the mortgagor.